

FLOODPLAIN DEVELOPMENT APPLICATION with Review

Planning & Zoning Department - CITY OF BRADENTON BEACH
City of Bradenton Beach LDC 2016 Supplement 1 and Floodplain Management Ord #14-437
Phone: 941-778-1005 x210/Fax 941-779-2745

Application for Construction in a Flood Zone

(All Properties within The City of Bradenton Beach)

FLOOD ZONE: ___ V ZONE ___ Coastal A ZONE ___ A ZONE

PROPOSED LOWEST ELEVATION _____ NAVD

Description of Work: **Required:** Site Plan showing existing and proposed building & ground elevations

___ Commercial ___ New Residential ___ Addition ___ Mobile Home ___ Pool/Spa ___ Accessory Buildings

APPLICANT: _____ Email _____

Company Name: _____ Phone _____

Project Location: Legal Description: Subdivision _____ Block ___ Lot ___ Size _____

Address: _____ Parcel ID: _____

Property Owner(s): _____ Phone _____

FIRM Panel # _____ & Date _____ Base Flood Elevation _____ Design Flood Elevation _____

I CERTIFY THAT THIS APPLICATION, TOGETHER WITH PLANS AND SPECIFICATIONS, ARE A TRUE REPRESENTATION OF THE PROPOSED CONSTRUCTION. IT IS UNDERSTOOD THAT ANY DEVIATIONS FROM THE ORIGINAL DOCUMENTS WILL RENDER THE PERMIT ISSUED UNDER THIS APPLICATION NULL AND VOID, UNLESS APPROVED BY THE FLOODPLAIN MANAGER AND/OR BUILDING OFFICIAL. THE PERMIT ISSUED UNDER THIS APPLICATION IS INVALID AFTER 180 DAYS IF THE PROJECT IS NOT STARTED, AND THERE WILL BE NO REFUND. I AGREE TO CONFORM TO FLORIDA BUILDING CODE REGULATIONS AND CITY OF BRADENTON BEACH ORDINANCES REGULATING BUILDING, ZONING, AND FLOODPLAIN MANAGEMENT.

AN AS-BUILT SPOT SURVEY MEETING MUST BE SUBMITTED PRIOR TO REQUESTING THE FLOOR SLAB INSPECTION. AN "UNDER CONSTRUCTION" ELEVATION CERTIFICATE MUST BE SUBMITTED AT THE TIME THE LOWEST BEAM IS SET (FOR V ZONES AND COASTAL A ZONES), OR WHEN THE FIRST FLOOR SYSTEM IS INSTALLED (FOR A ZONES) • IF APPLICABLE, FLOOD-PROOFING INFORMATION MUST BE ATTACHED (FOR NON-RESIDENTIAL BUILDINGS ONLY).

PLANS MUST BE SEALED BY AN ENGINEER OR ARCHITECT, AND MUST SHOW PILING DESIGN, BREAKAWAY WALL DETAILS, FLOOD OPENING LOCATIONS, SIZES, AND CALCULATIONS, AND WHAT THE BREAKAWAY WALLS ARE TO ENCLOSE WHEN LOCATED IN V ZONES AND COASTAL A ZONES. IN ADDITION, A COASTAL V ZONE OR COASTAL A ZONE CERTIFICATE, SEALED BY THE DESIGN PROFESSIONAL, IS REQUIRED FOR PLAN REVIEW AND PRIOR TO FINAL INSPECTIONS. FOR A ZONES, THE STRUCTURAL PLANS MUST BE SEALED BY AN ARCHITECT OR ENGINEER, TO INCLUDE FOUNDATION DESIGN, LOAD PATHS, FLOOD VENT LOCATIONS, SIZES, AND CALCULATIONS.

APPLICANT'S SIGNATURE _____ Date: _____

Building Department Requirements and Review

For A Zone:

1. THE BUILDING PERMIT APPLICATION MUST BE SIGNED OFF BY THE CITY PLANNER AND CITY ENGINEER.
2. THE PLANS MUST BE COMPLETE AND SEALED BY AN ENGINEER OR ARCHITECT SHOWING THE PROPOSED NAVD ELEVATION OF ALL FLOORS, THE ROOF PEAK AND THE "BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER". THE USE OF ALL AREAS MUST BE NOTED ON THE PLANS.
3. THE ONLY PERMITTED USE BELOW THE BASE FLOOD ELEVATION IS LIMITED TO BUILDING ACCESS AND/OR A GARAGE FOR PARKING VEHICLES.
4. ALL ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATION MUST HAVE RELIEF OPENINGS OF 1 SQUARE INCH FOR EACH SQUARE FOOT OF FLOOR AREA FOR VENTING OF WATER.
5. FLOOD VENT PRODUCT INFORMATION MUST BE PROVIDED.
6. ALL MATERIALS USED BELOW THE BASE FLOOD ELEVATION PLUS FREEBOARD OR DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER, MUST BE OF FLOOD RESISTANT MATERIAL.
7. ALL UTILITIES, ELECTRIC, WATER HEATER, FURNACE, AIR CONDITIONING COMPRESSOR/UNIT, WASHER, DRYER, ETC., MUST BE ABOVE DESIGN FLOOD ELEVATION IN ALL NEW CONSTRUCTION.

Yes	No	N/A

NOTE: REPLACEMENT MANUFACTURED HOMES PLACED IN AN EXISTING PARK ARE TO BE ELEVATED TO THE MINIMUM NAVD ELEVATION OR A MINIMUM OF 3 FEET ABOVE EXISTING GRADE TO THE BOTTOM OF THE FRAME.

For V or Coastal A Zone: (A Zone plus the following items)

8. THE STRUCTURE MUST BE ON PILINGS IN THE V ZONE OR COASTAL A ZONE.
9. THE PLANS MUST SHOW DETAILS OF BREAKAWAY WALL CONSTRUCTION AND COMPLY WITH FLORIDA BUILDING CODE RESIDENTIAL FLOOD RESISTANT CONSTRUCTION OR FBC- BUILDING FLOOD LOADS.
10. THE BREAKAWAY WALL MUST BE OBVIOUS AFTER CONSTRUCTION. EXPANSION JOINTS MAY NOT BE PLASTERED OVER.
11. THE BREAKAWAY WALLS MUST NOT WRAP AROUND COLUMNS OR PILINGS. ALL ELEVATIONS MUST BE DRAWN SPECIFICALLY FOR A "V" ZONE HOUSE.
12. ALL MATERIALS USED BELOW THE BASE FLOOD ELEVATION PLUS FREEBOARD OR DESIGN FLOOD ELEVATION, WHICHEVER IS HIGHER MUST BE OF FLOOD RESISTANT MATERIAL. NO MORE THAN 20% SHEER WALLS ARE PERMITTED.
13. NO STRUCTURAL FILL IS ALLOWED.
14. PRIOR TO FINAL INSPECTION, A FEMA V ZONE DESIGN CERTIFICATE OR COASTAL A ZONE DESIGN CERTIFICATE COMPLETED BY AN ENGINEER OR ARCHITECT MUST BE SUBMITTED.

Yes	No	N/A

NOTE: IF BREAKAWAY WALLS ARE USED AND/OR GARAGE IS BELOW THE BASE FLOOD ELEVATION, IT IS RECOMMENDED THAT YOUR INSURANCE CARRIER BE CONTACTED AS THE USE OF BREAKAWAY WALLS MAY MAKE YOUR INSURANCE RATE PROHIBITIVELY HIGH.

Schedule for Elevation Certificates & Spot Survey for all NEW construction

- 1- A Plan-based elevation certificate is required when submitting for permit approval. This elevation certificate must be accompanied with a map of survey which shows the existing AND proposed grades for the entire property.
- 2- A "Spot survey" is required prior to requesting the slab inspection. This survey does NOT require an elevation certificate. Rather, the survey must show setbacks, the elevation of the crown of road adjacent to the property, and the elevation of the slab as to be poured. V Zone and Coastal A Zone projects require piling location and FDEP approval of piling location provided.
- 3- The "Under Construction" elevation certificate is required when the first elevated floor system is installed. No map of survey or other survey is required. Please note that if there are any changes or deviations from the original submitted elevations, they must be addressed and documented (reviewed and approved by our office, both survey and plans) prior to framing inspection.
4. A final "as-built" elevation certificate AND map of survey is required prior to requesting ANY final inspections. There should be no changes in the elevation noted between the "under construction" elevation certificate and the final "as-built" elevation certificate. Final exterior grading, infiltration systems, landscaping, and any other zoning issues should be completed and ready for the surveyor to document well before the structure is ready for "construction" final inspections. This will save a lot of time and effort at the end of the project.

OFFICE USE ONLY

ELEVATION REQUIREMENTS OF CITY OF BRADENTON BEACH PER ORDINANCE OF LAND DEVELOPMENT CODE & FLOODPLAIN MANAGEMENT

___ V + ___ FOOT FREEBOARD = REQUIRED ELEVATION OF THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER

___ Coastal A + ___ FOOT FREEBOARD = REQUIRED NAVD ELEVATION OF THE LOWEST FLOOR

___ A + ___ FOOT FREEBOARD = REQUIRED NAVD ELEVATION OF THE LOWEST FLOOR

PERMIT # _____ **APPROVED** _____ **DATE** _____